

— FOR LEASE —

DENIZEN



GROUND FLOOR RETAIL | SERVICE | RESTAURANT SPACE

ADDRESS

518 NE 20th Ave, Portland, OR 97232

AVAILABLE

± 1,285 SF - ± 1,620 SF (3 Suites)

RATE

\$29 - \$34 psf + NNN

TRAFFIC COUNTS

NE 20th Ave - 9,596 ADT ('25)

HIGHLIGHTS

- Ground Floor of a 212-Unit Apartment Building in the Kerns Neighborhood
- Restaurant Opportunities Available
- Retail 4 includes Grease Interceptor, Type 1 Venting for Restaurant Use, Exclusive Outdoor Patio Space, One Single Occupancy Restroom, and HVAC Installed
- Seeking Beauty, Florist, Fitness, Café, Restaurant, Wine Bar, Taphouse, Medical, Dental
- Available Now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

John Bausone 503.729.5608 | john@cra-nw.com

503.274.0211
www.cra-nw.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

DENIZEN RETAIL

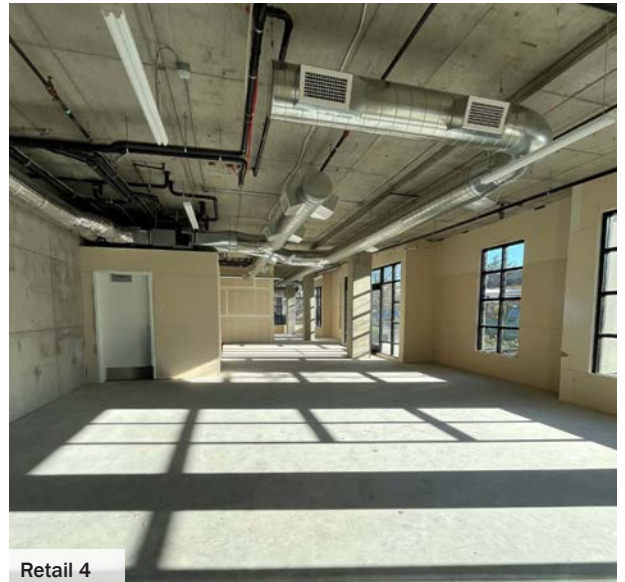
518 NE 20TH AVENUE

PORTLAND, OR

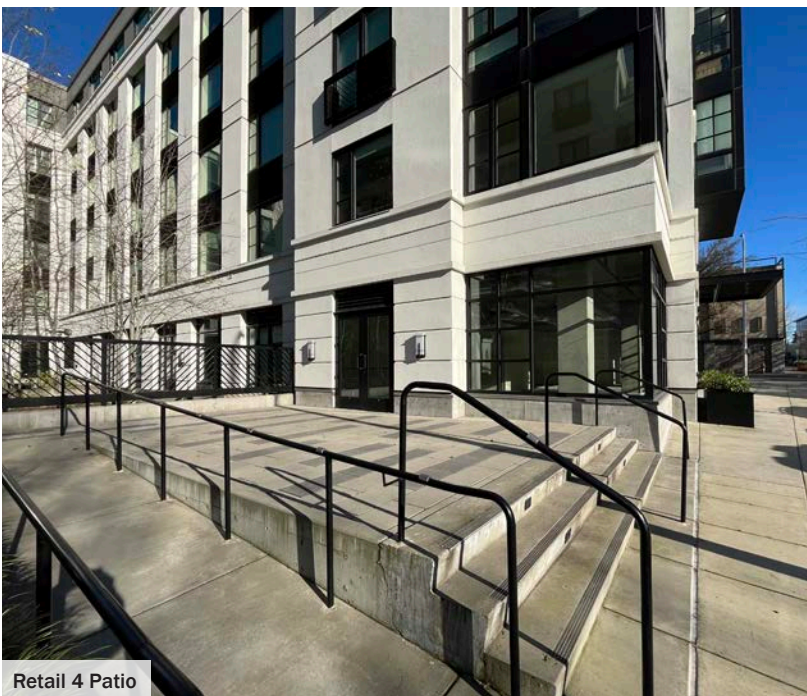
PHOTOS



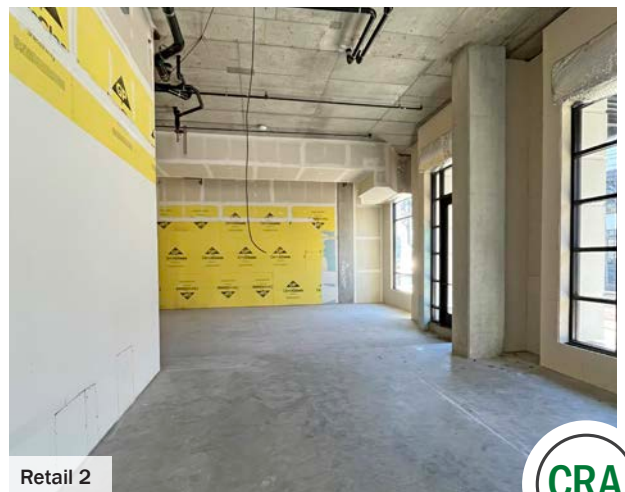
Retail 3-A



Retail 4



Retail 4 Patio



Retail 2



DENIZEN RETAIL

518 NE 20TH AVENUE

PORTLAND, OR

172,158 ADT (25)

SITE

DENIZEN



ALLIANCE HIGH SCHOOL
193 STUDENTS

BUCKMAN FIELD PARK

DAVINCI ARTS MIDDLE SCHOOL

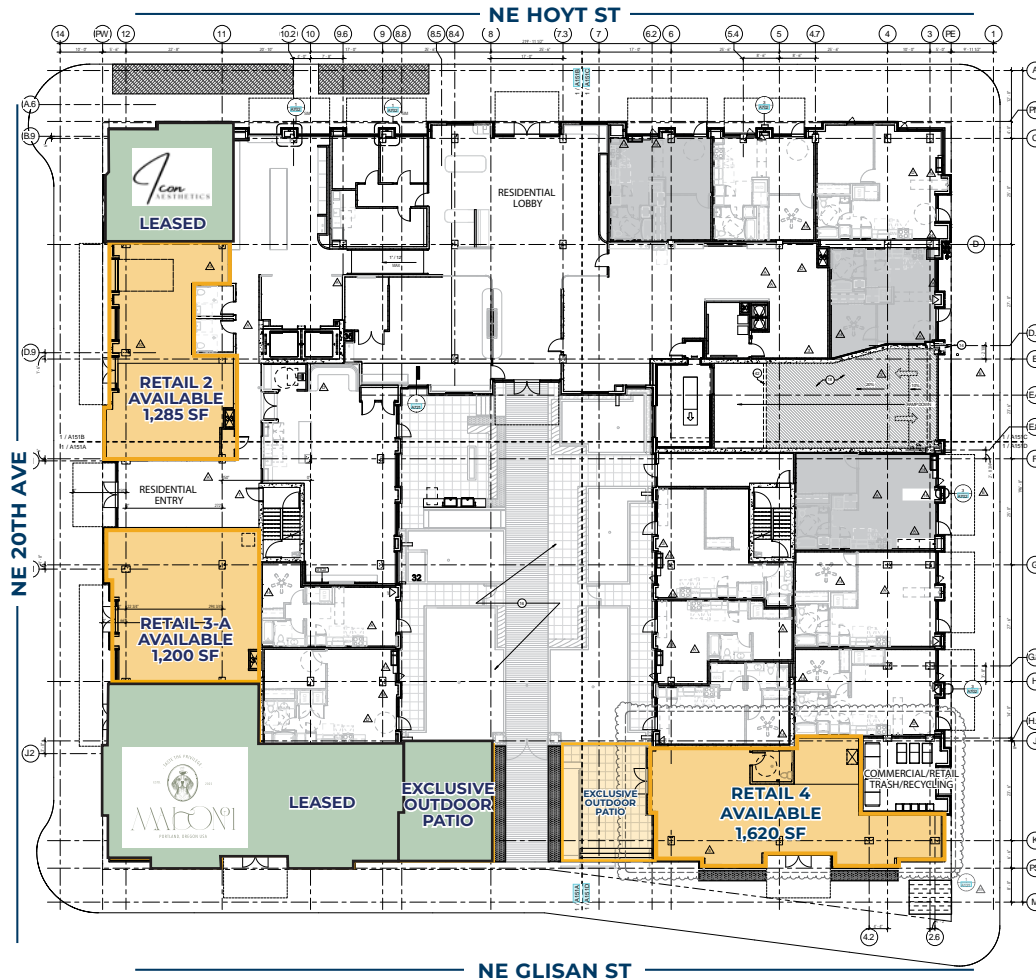


DENIZEN RETAIL

518 NE 20TH AVENUE

PORTLAND, OR

SITE PLAN - DEMISING OPTIONS



SPACE	SIZE	USE TYPE
Retail 2	1,285 SF	Retail / Service
Retail 3A	1,200 SF	Retail / Service
Retail 4	1,620 SF	Retail / Service / Restaurant

NEARBY HIGHLIGHTS

- Henry Higgins Boiled Bagels
- Voodoo Donuts
- Nova Coffee
- Hanna Anderson
- Katchka Fabrica
- Rosenstadt Brewery
- Han Oak
- Providore Fine Foods
- Tropicale
- The Pie Spot
- Level Brewing
- ReRack
- Oregonians Credit Union
- Consolidated Community
- Credit Union (CCCU)
- Oregon Children's Theatre
- The Circuit Boulderling Gym
- The Children's Gym
- Pho Gia
- **Maison Coffee (coming soon)**
- **Icon (coming soon)**



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DENIZEN RETAIL 518 NE 20TH AVENUE PORTLAND, OR

FLOOR PLAN - RETAIL SUITE 3A/3B



PlanTheSpace.com

VANCOUVER
888.762.7262
VANCOUVER, WA 98622
(360) 534-4830
ROCHESTER
333 12TH AVENUE NW
ROCHESTER, WA 98841
(509) 485-9895

LEGEND

- EXISTING INTERIOR WALLS, TO REMAIN
 - EXISTING PERIMETER WALLS
 - NEW INTERIOR WALLS
- NEW DOORS ARE NOTED AS NEW. EXISTING ARE NOT TAGGED.

NO.	DESCRIPTION	DATE
1	Issued for set	May 6, 2025

Dimensions are provided for reference only. Contractor to field verify.

Contractor to review existing conditions.

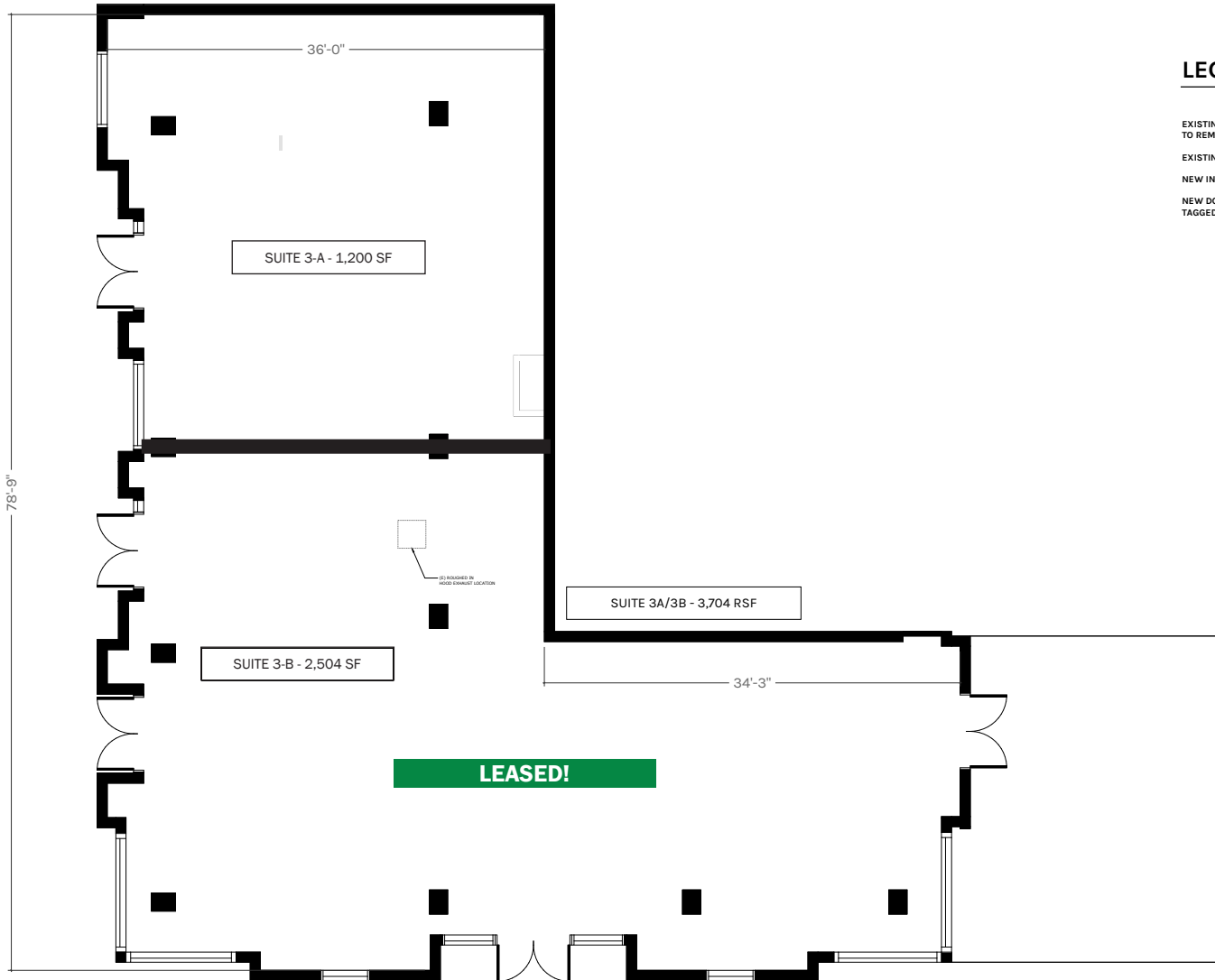
Notes are provided for building standards not necessarily existing at the suite.

Scale is based on 22 x 34 paper size

**DENIZEN RETAIL
SUITE
RETAIL SUITE 3A/3B**

518 NE 20TH AVENUE,
PORTLAND, OR

LEASE OUTLINE SET
May 6, 2025



RETAIL SUITE 3A/3B



1/4" SCALE



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518 NE 20TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

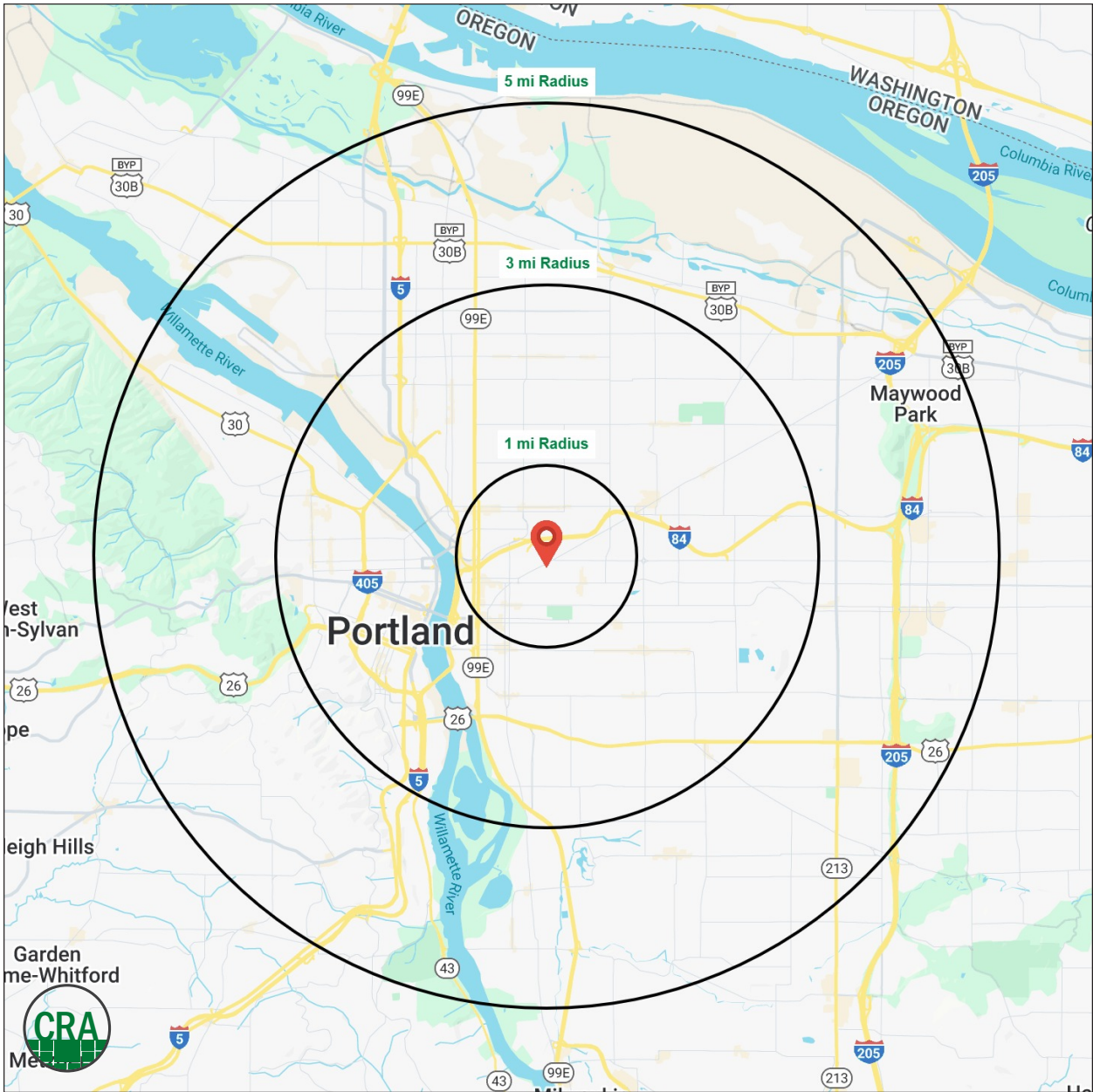
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	33,504	261,683	456,504
Estimated Households 2025	19,256	130,824	213,622
Average HH Income	\$115,361	\$136,648	\$136,993
Median Home Value	\$733,180	\$687,572	\$642,134
Daytime Demographics 16+	43,303	292,439	454,957
Some College or Higher	87.6%%	85.7%	82.9%

\$115,361

Average Household Income
1 MILE RADIUS

36.5

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5269/-122.6451

Denizen Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	33,504	261,683	456,504
2030 Projected Population	33,724	259,821	450,708
2020 Census Population	33,870	250,184	453,963
2010 Census Population	26,014	210,634	397,746
Projected Annual Growth 2025 to 2030	0.1%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	1.9%	1.6%	1.0%
2025 Median Age	36.5	38.5	38.8
Households			
2025 Estimated Households	19,256	130,824	213,622
2030 Projected Households	19,658	131,906	213,591
2020 Census Households	18,784	125,388	208,623
2010 Census Households	13,914	102,904	179,667
Projected Annual Growth 2025 to 2030	0.4%	0.2%	-
Historical Annual Growth 2010 to 2025	2.6%	1.8%	1.3%
Race and Ethnicity			
2025 Estimated White	76.6%	75.3%	73.6%
2025 Estimated Black or African American	4.5%	5.7%	5.9%
2025 Estimated Asian or Pacific Islander	5.7%	6.8%	7.9%
2025 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2025 Estimated Other Races	12.4%	11.4%	11.9%
2025 Estimated Hispanic	10.8%	10.0%	10.7%
Income			
2025 Estimated Average Household Income	\$115,361	\$136,648	\$136,993
2025 Estimated Median Household Income	\$84,818	\$101,486	\$103,406
2025 Estimated Per Capita Income	\$66,726	\$68,654	\$64,410
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.3%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.6%	3.0%
2025 Estimated High School Graduate	9.7%	10.4%	12.0%
2025 Estimated Some College	17.5%	16.1%	16.5%
2025 Estimated Associates Degree Only	5.7%	5.7%	6.2%
2025 Estimated Bachelors Degree Only	40.6%	37.4%	36.1%
2025 Estimated Graduate Degree	23.9%	26.5%	24.1%
Business			
2025 Estimated Total Businesses	3,794	25,641	38,462
2025 Estimated Total Employees	35,174	220,608	328,265
2025 Estimated Employee Population per Business	9.3	8.6	8.5
2025 Estimated Residential Population per Business	8.8	10.2	11.9

For more information, please contact:

JOHN BAUSONE 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
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Licensed brokers in Oregon & Washington

 15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224



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